Pinders Way, Sherburn Hill, DH6 1QJ
2 Bed - House - Semi-Detached
O.I.R.O £155,000

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Pinders Way
Sherburn Hill, DH6 1QJ

Fabulous Home ** Early Viewing Advised ** Sunny Rear Aspect ** Extended Floor Plan ** Semi Rural Setting **

A stunning and thoughtfully extended two-bedroom semi-detached home, beautifully presented throughout and ideally suited to first-time buyers, young families or those looking for stylish accommodation with flexible home-working space.

Occupying an attractive semi-rural position on the outskirts of Durham, the property enjoys excellent road links together with convenient access to national cycle routes, combining countryside appeal with everyday accessibility.

The accommodation begins with an entrance porch leading into a comfortable and welcoming lounge. The real focal point of the home is the impressive open-plan living, kitchen and dining area. Designed with modern living and entertaining in mind, this superb extended space features a stylish fitted kitchen alongside generous dining and relaxation areas, with direct access onto the rear patio and garden.

To the first floor are two well-proportioned double bedrooms and a modern bathroom/WC complete with an over-bath shower.

Externally, the property enjoys a sunny rear aspect with an attractive patio and lawned garden, creating an excellent space for outdoor dining, entertaining and family life.

A spacious private driveway provides ample off-road parking and leads to the detached garage, which has been part-converted to create a useful home office together with a practical utility area.

Further benefits include uPVC double glazing and gas central heating.

Stylish, extended and ready to enjoy, this impressive home offers a superb combination of contemporary living, generous outdoor space, excellent parking and flexible accommodation. Early viewing is highly recommended.

cafe latte
IT'S COOL
TO BE
KIND

RAFF PLEASE
IT'S COOL TO BE KIND

NO RIFF RAFF PLEASE

NEVER
FORGET
THAT
YOU'RE

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – No
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

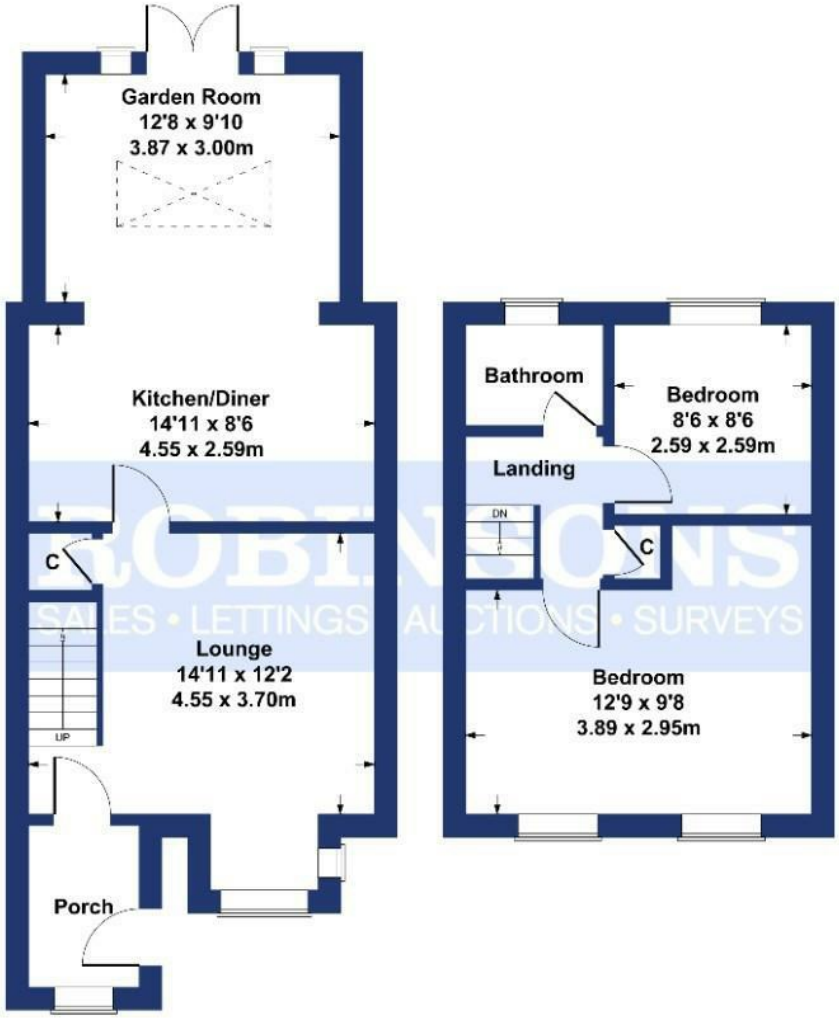
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Extended to rear and part converted garage
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Pinders Way

Approximate Gross Internal Area
818 sq ft - 76 sq m



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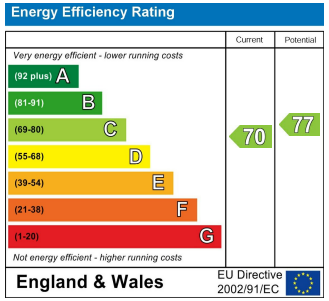

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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